

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
August 17, 2020  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. July 20, 2020**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Planning commission meeting on Monday, August 17, 2020, may be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record. Applicant will be allowed a total period of five minutes for rebuttal.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, August 17, 2020, via video conference. A gathering of the entire membership of the Planning Commission, the public and necessary staff would violate Phase Two of Governor Edwards' limiting public gatherings to 50% of normal capacity. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, August 17, 2020, at 5:00 p.m. may be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ryan L. Holcomb, AICP, Interim Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-14-20**    **7017 Perkins Road** To remove the segment of Kenilworth Parkway extending across Perkins Road to tie into Hennessy Avenue from the Major Street Plan (Council District 12 - Racca) [Application](#)
3.    **Case 28-20**    **9679 Airline Highway (Deferred from June 15 by Councilmember Watson and from July 20 by the Planning Director)** To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related ISPUD-4-20** [Application](#)
4.    **ISPUD-4-20**    **Murphy Express (9679 Airline Highway) (Deferred from June 15 by Councilmember Watson and from July 20 by the Planning Director)** To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to Case 28-20** [Application](#)
5.    **Case 33-20**    **320 Lee Drive** To rezone from Heavy Commercial (C2) and Off Street Parking (B) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Lee Drive, north of Highland Road , on a portion of Lot B-4-1-B-1, of the H.J. Nolan Tract. Section 45, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
6.    **Case 34-20**    **3030 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south of Perkins Road, east of Hollydale Avenue, on a portion of Lot 43-B of University Gardens Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
7.    **Case 35-20**    **16500-16600 River Road** To rezone from Rural to Zero Lot Line Residential (A2.1) on property located on the east side of River Road, south of L'Auberge Crossing Drive (Gardere Lane), on Tracts 2-A, 2-B, and 2-C of the Marx L. Hoffman Estate. Section 45, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe) [Application](#)
8.    **Case 36-20**    **2207 North Foster Drive** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located northwest of the intersection of North Foster Drive and Madison Avenue, on Lot 5 of East Fairfields Subdivision. Section 75, T7S, R1E, GLD, EBRP, LA (Council District 7 - Green) [Application](#)
9.    **Case 37-20**    **1184 Bob Pettit Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of Bob Pettit Boulevard and west of Nicholson Drive,

on Tracts A-2-A and A-2-B of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)

10. **Case 38-20** **1417, 1419 Julia Street and 1138 South 15<sup>th</sup> Street** To rezone from Light Industrial (M1) to Limited Residential (A3.3) on properties located on the north side of Julia Street and on the west side of South 15th Street to the south of Myrtle Street, on Lots 10, 12, and a portion of 11, Suburb Swart Subdivision. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
11. **PUD-2-12** **Oak Colony (Formally Sanctuary at Oak Colony) Concept Plan Revision** Proposed low density single family residential use on property located North side of Hoo Shoo Too Road, east of Montrachet Drive, on Lots 1 thru 90 and Tracts CA1 thru CA8 and PS of The Sanctuary at Oak Colony Subdivision. Section 42, T8S, R2E, Section 51 and Section T8S,R3E GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)
12. **ISPUD-4-13** **Model Block, Revision #1** Proposed revision to existing development plan to allow on-premise consumption of alcohol (both C-AB-1 and C-AB-2 uses) on property located on the north side of Government Street, between Ogden and Bedford Drive, on Lots 1, 2, 3, 28, and a portion of Lots 26 and 27, Square B of the Ogden Park Subdivision. (Council District 10-Wicker) [Application](#)
13. **SNC-3-20** **A.L. Reames Lane to Azalea Acres Lane** Proposed street name change for A.L. Reames Lane, located north of the intersection of Stubbs Lane and Timbo Lane (Council District 1 - Welch) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

14. **PUD-2-00** **National Tire Battery, Burbank University Final Development Plan** Proposed motor vehicle service/retail on property located west side of West Lee Drive and south of Bere Lane, on Tract A-3-3-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
15. **S-3-20** **Heron Pointe** Proposed major subdivision with public streets located at the west end of Parkknoll Avenue, on Tract 8 of Stokes Place (Council District 8 - Amoroso) [Application](#)
16. **SS-2-20** **Bessie Mills Samuel Property (Flag Lot Subdivision)** Proposed flag lot subdivision located on the east side of Samuels Road and north of Barnett Road, on Tract B-1 of the Bessie Mills Samuel Property (Council District 1 - Welch) [Application](#)
17. **SS-9-20** **West Paul Tract** Proposed small subdivision with a private street located south of Flonacher Road and east of McKee Lane, on Lot L of the West Paul Tract (Council District 1 - Welch) [Application](#)

18. **SS-10-20** **Lee Jackson Property** Proposed small subdivision with a private street located west of Hall Road and north of Pride-Baywood Road, on the Lee Jackson Property (Council District 1 - Welch) [Application](#)
19. **SP-4-20** **South Tower Improvements** Proposed renovations of existing building to include over 100 residential units, amenity area and addition of retail space, located on the north side of Florida Street, between North 4<sup>th</sup> Street and North 5<sup>th</sup> Street, on Lot A-1 of Devall Town (Council District 10 - Wicker) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**